

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 9a Margaretta Avenue, Murrumbeena Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000 & \$1,650,000

### Median sale price

Median price \$1,290,000 Property Type Townhouse Suburb Murrumbeena

Period - From 17/02/2025 to 16/02/2026 Source Property Data

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	15a Jassa St BENTLEIGH EAST 3165	\$1,665,000	28/01/2026
2	25a Lancaster St BENTLEIGH EAST 3165	\$1,650,000	13/12/2025
3	52B Wallace Av MURRUMBEENA 3163	\$1,750,000	25/10/2025

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 17/02/2026 09:35



4 3 2

**Rooms:** 7  
**Property Type:** Townhouse  
**Land Size:** 300 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,550,000 - \$1,650,000  
**Median Townhouse Price**  
17/02/2025 - 16/02/2026: \$1,290,000

## Comparable Properties



**15a Jassa St BENTLEIGH EAST 3165 (REI)**

[Agent Comments](#)

4 3 2

**Price:** \$1,665,000  
**Method:** Auction Sale  
**Date:** 28/01/2026  
**Property Type:** Townhouse (Res)



**25a Lancaster St BENTLEIGH EAST 3165 (REI/VG)**

[Agent Comments](#)

4 2 2

**Price:** \$1,650,000  
**Method:** Auction Sale  
**Date:** 13/12/2025  
**Property Type:** Townhouse (Res)



**52B Wallace Av MURRUMBEENA 3163 (REI/VG)**

[Agent Comments](#)

4 2 2

**Price:** \$1,750,000  
**Method:** Auction Sale  
**Date:** 25/10/2025  
**Property Type:** Townhouse (Single)

Account - Slater & Levin



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